

Copeland Court, Sleaford, NG34 7PL



Asking Price £145,000 Freehold



****NO CHAIN**** A viewing is a must to appreciate this two bedroom mid terrace bungalow. It has off road parking and is located close to town and the train station. The accommodation comprises of kitchen/diner, lounge, inner hallway, two bedrooms, bathroom and rear garden. The property has electric storage heating and is partially UPVC double glazed. EPC rating is E and Council Tax Band is A.

Accommodation

The property is entered through a half glazed UPVC door into the kitchen/diner.

Kitchen/Diner 15'1" x 7'4" (max)



Having a range of wall and base units with worktop over, tiled splashback, stainless steel sink with mixer tap, free standing electric cooker with extractor over, washing machine, space for fridge/freezer, carpet tiled flooring, coving, single glazed window and electric consumer unit.

Lounge 12'11" x 10'9"



This room has an electric fire set into a marble hearth and wooden fire surround, single glazed window, coving and smoke alarm.

Inner Hallway

Having loft access and airing cupboard which houses the hot water tank.

Bedroom One 13'1" x 10'0"



A range of built in mirrored fronted wardrobes with hanging and shelving, coving and double fully glazed UPVC door leading to the rear garden.

Bedroom Two 8'5" x 7'1"



Having a double glazed window overlooking the garden area.

Bathroom



Having a three piece suite comprising of pedestal wash hand basin, close coupled W.C., panelled bath, extractor fan, vinyl flooring, half tiled walls, wall mounted heated and single glazed window to the side elevation.

Outside Front

To the front of the property is a shared tarmacadam driveway leading to the parking spaces which are block paved.

Outside Rear

A fully enclosed garden with lawned area, paved patio area, shed, water butt and side access gate.

Special Conditions

The property is for aged 55 and over only.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to

establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

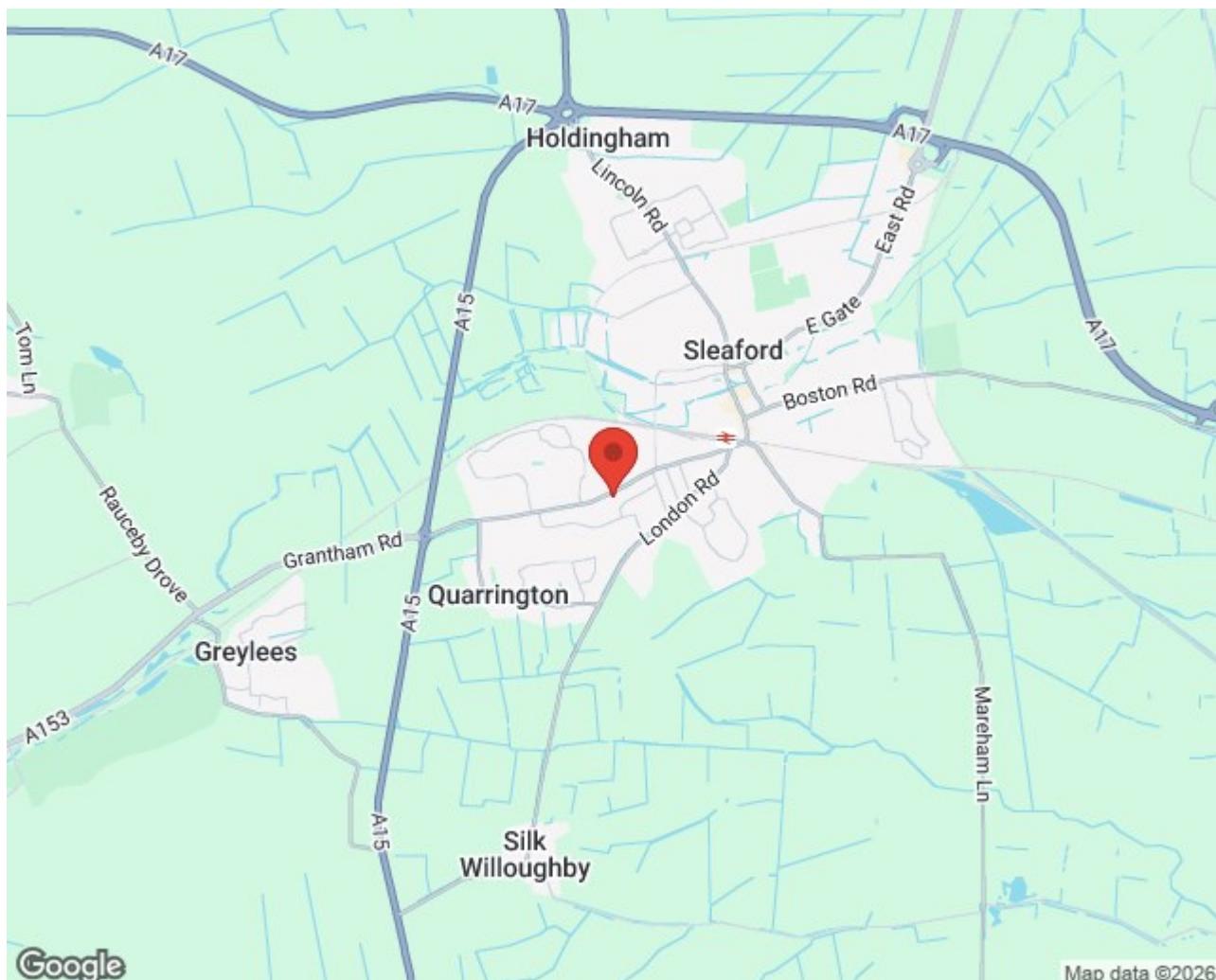
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 35.5 sq. metres (382.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	